



APPLICATION OVERVIEW

CONDITIONAL USE REVIEW (§ 5.4)

& SITE PLAN REVIEW (§ 5.3)

DRB DOCKET #:	DRB-19-07
APPLICANT(S):	Kurt Thoma & Rachel Fraumann
CONSULTANT(S):	Justin Willis
PROPERTY ADDRESS (PARCEL ID CODE):	43 Ellsworth Meadow Lane
ZONING DISTRICT(S):	Mt. Mansfield Scenic Preservation
INITIAL FILING DATE:	July 8, 2019
APPLICATION COMPLETION DATE:	July 9, 2019
SCHEDULED HEARING DATE:	August 5, 2019

PROJECT DESCRIPTION:

The Applicants are seeking to construct two decks, as well as convert the half, second floor into a full, second floor, within the property's setback.

MOST RELEVANT ULUDR SECTIONS:

§ 5.3 (Site Plan Review); § 5.4 (Conditional Use Review; and § 5.5 (Waivers & Variances)

REASON FOR CONDITIONAL USE REVIEW:

The construction of a structure, including the increase in volume (i.e. the conversion of a half floor to a full floor), within the property's setback requirements necessitates either a dimensional waiver (§ 5.5.B) or a variance (§ 5.5.C). See Exhibit O for a depiction of the proposed structure within the setback requirements.

APPLICABILITY OF ROAD ORDINANCE:

The 2015 Road Ordinance, as amended December 18, 2018 **DOES NOT APPLY**.

STATE PERMIT INFORMATION:

A Wastewater System & Potable Water Supply Permit (WW-4-5075) has been obtained, but is not required as part of this application.

COMMENTS/NOTABLE ISSUES:

- The Board should evaluate if reasonable alternatives exist (§§ 3.8 & 5.5.B.4.a).
 - The Board should evaluate if the Applicants can overcome the "not creating the unnecessary hardship" themselves hurdle (§ 5.5.C.2.c).
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